

ITEM: Redtail Ridge Comprehensive Plan and General Development Plan (GDP) Amendments: ZON-00224-201

REQUESTS:

- 1) Comprehensive Plan Amendment to change the Phillips 66 Special Use District designation from Rural to Suburban, change the land use mix policies to include multi-family residential, healthcare and lodging and increase allowances for the floor area ratio and building height policies
- 2) ConocoPhillips Campus General Development Plan, 1st Amendment (Redtail Ridge Master Plan) to allow a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units

Supplement No. 4:

Boulder Valley School District Referral Comments

On a project that proposes new residential development, staff typically provides the referral comments from Boulder Valley School District (BVSD) to verify school capacity to accommodate the estimated demand resulting from the development. This referral was not provided in the original staff packet. Attachment No. 1 to this supplemental includes the referral comments, which projects adequate capacity in the feeder schools with management of open enrollment.

Public Comments

Additional public comments received by staff following the issuance of Supplement No. 2 are also included below at Attachment No. 2.

ATTACHMENTS:

1. March 19, 2020 BVSD Comment Letter
2. Public Comments



Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

March 19, 2020

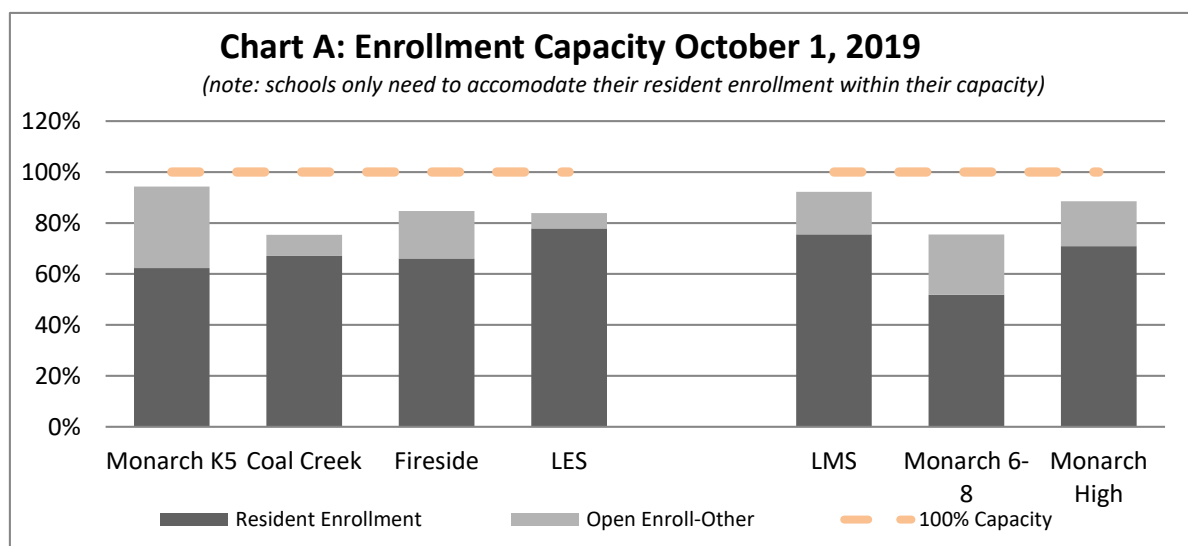
City of Louisville
Dept. of Planning and Building Safety
Attn: Rob Zuccaro
749 Main St.
Louisville, CO 80027

RE: Redtail Ridge GDP Amendment 4

Dear Rob:

Thank you for submitting the Redtail Ridge GDP Amendment 4 materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school serving Louisville. On the whole, these schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Redtail Ridge GDP Amendment 4 proposes to add 900 apartment units with an anticipated student impact of 144 additional students in this feeder. Monarch K-8 would gain approximately 108 students in the school's attendance area while Monarch High would gain 36. Note that not all of these students will attend their neighborhood school. The additional 1,050 senior units will not impact neighborhood schools.

When considering all development activity and resident student enrollment in the City of Louisville, the impacted facilities are able to accommodate the projected growth from this and other residential developments (Chart B). Although Monarch K-8, particularly at the elementary-level, will approach its program capacities within 5 years, the current enrollment includes a sizeable populations of open enrolled students that can be effectively managed through future restrictions on new applications. The K-8 school also has the ability to shift available capacity from one level (i.e. middle-level) to the other to deal with temporary enrollment increases.

CHART B

School	Program Capacity	Projected Enrollment				
		2019-20	2020-21	2021-22	2022-23	2023-24
Monarch K-5	379	348	359	379	376	355
% capacity		92%	95%	100%	99%	94%
Monarch 6-8	505	373	386	385	406	405
% capacity		74%	76%	76%	80%	80%
Monarch H.S.	1868	1654	1642	1591	1580	1508
% capacity		89%	88%	85%	85%	81%

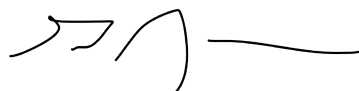
Projection notes and assumptions:

- Only the impacts of housing units expected during projection period are included.
- Enrollment growth in existing neighborhoods is assumed to continue declining over the next 5 years.

In addition to any capacity impacts, this development proposal is adjacent to Monarch K-8 and Monarch High School and has the potential to impact the operations of those schools. BVSD's foremost concern with the proposal is connecting Campus Drive with South 96th Street in the earliest possible phase. This improvement is necessary not only to alleviate existing bottleneck on Campus Drive, but will be needed to accommodate any additional access points added as part of this development. BVSD has been working with the City and developer on alignments for Campus Drive which has produced an alignment acceptable to BVSD staff. This alignment and the required land dedication needed from the school is currently being processed with the Board of Education for final approval.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 720-561-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,



Glen Segrue, A.I.C.P.
Senior Planner

Rob Zuccaro

Subject: FW: Live in Louisville? Then Open this Email

----- Forwarded message -----

From: **Matt Jones** <electmattjones@gmail.com>
Date: Mon, Jun 8, 2020 at 7:17 AM
Subject: Live in Louisville? Then Open this Email
To: <ben.diehl@gmail.com>



OK Louisville friends. I need your help.

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with **buildings three times the size of Storage Tek! With buildings up to five stories high.** The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

Please ask the Louisville Planning Commission to:

- 1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.
- 2) **Schedule the public hearing--**on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

How to participate: This Thursday, June 11, log on [here](#) to the virtual meeting at 6:15, as the meeting starts at 6:30 and Redtail Ridge is the first item on the agenda. Click [here](#) for the meeting agenda and [here](#) for the meeting packet.

If you can't attend, and even if you can, please write a short email to the planning commission at: PlanningCommission@LouisvilleCO.gov.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville...."

My best,
Matt Jones
Boulder County Commissioner



People for Matt Jones | PO Box 270195, Louisville, CO 80027

[Unsubscribe ben.diehl@gmail.com](#)

[Update Profile](#) | [About Constant Contact](#)

Sent by electmattjones@gmail.com in collaboration with



Rob Zuccaro

Subject: FW: Storage Trek Site/Redtail Ridge Development

From: Maggie Dailey [<mailto:maggiehdailey@gmail.com>]
Sent: Monday, June 8, 2020 1:18 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Trek Site/Redtail Ridge Development

Dear Louisville Planning Commission,

We're writing you to express concern about the size and scope of the potential Redtail Ridge Development site at the old Storage Trek area.

Please ask the developer to rethink the size of their proposal, as it is way too big and should be the size of what was approved for ConocoPhillips. Please vote no on the current development plan and PUD.

Additionally, we ask you to schedule a public hearing on the issue, when it is safe to have an in-person hearing and is open to all.

Best,
Maggie and Paul Dailey
Louisville Residents

Rob Zuccaro

Subject: FW: Redtail Ridge development concerns

From: Adam Sloat - Realtor [<mailto:adam@adamsloat.com>]
Sent: Monday, June 8, 2020 1:21 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge development concerns

Dear Planning Commission,

I'm the Chair of the Louisville Cultural Council and a Realtor and Coal Creek Ranch homeowner here in our great town. Please note my family's believe that the Redtail Ridge Storage Tek proposal feels way too massive. It will bring traffic and pollution that we don't have, and allowing buildings up to 5-stories high will be a visual blight on our open landscape. This plan – as it is now - will not be good for the livability and attraction to Louisville.

Please ask them to reduce the size of the proposal, 5 million square feet is just too much. And please schedule a public hearing on this.

Thank you!
Best regards,
Adam



Adam Sloat

Westwater Realty – Broker/Owner

Call/Text: 720-466-8212

Email: adam@adamsloat.com

Web: www.westwaterrealty.com

Rob Zuccaro

Subject: FW: Red Tail Ridge Development Plan

From: Greg/Cathy Hall [<mailto:gchall88@gmail.com>]

Sent: Monday, June 8, 2020 3:29 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge Development Plan

Hello -

I would like to request that you vote no on the development plan and the PUD for the Red Tail Ridge Development on the agenda for June 11. I have lived in Coal Creek Ranch for many years and the size of this project is much too large for the current (and proposed) infrastructure to handle. I do not support the fact that it is being rezoned to commercial and residential or that the building height which has been in existence in Louisville for many, many years is being waived for this project. I also do not support the elimination of the boundary between Louisville and Broomfield as we have seen the negative impact of this in our boundaries with Lafayette. I also request that the public hearing on Red Tail Ridge be postponed until it is safe to attend in person for all interestested citizens. This is far too big of a decision to be made while citizens are focused on the health and well being of others.

We need to support future developments that fit into the parameters of the space and that maintain the small town atmosphere of Louisville that has made it such a great place to live.

Thank you,

Cathy Hall

Rob Zuccaro

Subject: FW: Red Tail Ridge Development Proposal

From: Daniel Rupp [<mailto:daniel.w.rupp@gmail.com>]

Sent: Monday, June 8, 2020 3:42 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: Jenny Rupp <jingerrupp@gmail.com>; Chris Singer <singer.chris@comcast.net>; Debbie Singer <debbiemoin@yahoo.com>; Susan <susankmorris@gmail.com>

Subject: Red Tail Ridge Development Proposal

In attention of: Louisville Planning Commission

Please tell the the Red Tail Ridge Developer the following:

1) The proposal is way, way too big.

--> The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than StorageTek

--> Please vote no on the development plan and PUD on the agenda. 2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades-- when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thanks,
Daniel Rupp & Jennifer Singer-Rupp
466 Muirfield Cir, Louisville, CO 80027

Rob Zuccaro

Subject: FW: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

From: Gail Hartman [<mailto:gail.a.hartman@gmail.com>]

Sent: Monday, June 8, 2020 3:49 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

To the Louisville Planning Commission,

I am unable to attend your virtual meeting on June 1, 2020 and am therefore writing to express my great concern over the Redtail Ridge development proposal that is asking for buildings three times the size of Storage Tek, up to 5 stories high on 5 million square feet.

Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment

The developer's proposal is way too enormous. The Planning Commission must ask the developers to come back to the City with a plan the size of what was approved for the Conoco Phillips developed, which was already 60% larger than Storage Tek.

Further, the Planning Commission needs to schedule a public hearing when it is safe for people to have an in-person hearing, not one via Zoom where we know that MANY in our city don't have the technology (equipment and/or reliable access) to attend. This the biggest land use decision in decades for the City and therefore the hearing must be open to EVERYONE who chooses to participate. It can't be hidden from the masses who are unable to attend.

Further, your virtual meeting agenda states, "The Planning Commission will accommodate public comments as much as possible during the meeting." Um, no. Every single comment from Louisville residents needs to be heard and the City should therefore advertise the hearings as they normally do during non-pandemic times. This is far too important an issue for the City to play the games the developer is clearly trying to play by hiding behind the pandemic. Louisville residents are way too savvy for this. This development needs to be addressed in the open, when people are safe to attend in person.

Finally, it's been noted in a recent email sent by County Commissioner Matt Jones that "**Boulder County does not support this proposal** because of its size and all the regional traffic, housing and environmental impacts it will create, and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which, 'is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette, and Louisville...'" Redtail Ridge, of course, does all of this and more.

Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment

Thank you,

Gail Hartman
Louisville, CO

Rob Zuccaro

Subject: FW: Redtail Ridge development - too big

-----Original Message-----

From: Anne Gooding [mailto:anne@colorado.edu]
Sent: Monday, June 8, 2020 3:57 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge development - too big

Dear Commission,

I am writing to express my concerns about the new Redtail Ridge development. I am in no way opposed to developing this property as Louisville needs for something to be happening there. I am very concerned about the size of the proposed development and the impact it will have on our small town. It seems that sticking with what was approved for the Conoco-Phillips development would be appropriate. That proposal is already 60% larger than what was there for StorageTek. Please vote no on the current development plan. Even Boulder County does not approve of the current plan.

Also, it seems that something of this scale should really have public input. It should not be decided until there can be an in person hearing that is safe for all who want to have a say.

Thanks for your consideration of this matter.

Anne Gooding
Louisville Resident

Rob Zuccaro

Subject: FW: Red Tail Ridge Development - Way too Large

From: R BOYAN [<mailto:RBOYAN44@msn.com>]
Sent: Monday, June 8, 2020 4:18 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge Development - Way too Large

Dear Louisville Planning Commission,
Please Vote No on the current Red Tail Ridge Development Proposal and advise the developers to come back with a significantly scaled down version. Louisville residents, along with our nearby Boulder County residents desire to maintain clear open space boundaries between Broomfield, Lafayette and Louisville. We have one of the consistently rated Top 5 small towns in America. Let's not blow it by amping up traffic congestion and constructing oversized 5 story buildings as part of a 5 million square foot development. Please send the developers back to the drawing board with a stern directive to come back with something a lot closer to Conoco Phillips' proposal from several years ago. Thank you for your consideration and service to our fantastic community.

Regards,
Rich Boyan
resident since 2001

Rob Zuccaro

Subject: FW: Redtail Development Proposal

From: Linda Lee [<mailto:lm.lee@comcast.net>]
Sent: Monday, June 8, 2020 4:26 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Development Proposal

I am writing to express my concerns about the Redtail Ridge proposal currently in front of the Louisville Planning Commission. Just some of my concerns are listed below:

- 1) I agree with so many of my neighbors who see this proposal as way to big. Time after time, polling of Louisville residents has indicated that we want to keep a small town feel. This proposal is counter to that and would create more congestion and pollution.
- 2) It's no secret that Louisville residents value our natural areas. This proposal doesn't create nearly enough open space.
- 3) According to the Northwest Parkway Intergovernmental Agreement community separation must take place between our towns. This proposal does not create that community separation with Broomfield.
- 4) This is one of biggest land use decision are town has made in decades. Can we please not rush this, and instead allow hearings on this to take place when in-person meetings can take place again.

Thank you for your consideration.

Linda Lee
Louisville

Rob Zuccaro

Subject: FW: Conoco Phillips.

From: beth armbruster [<mailto:brusterbeth@gmail.com>]
Sent: Monday, June 8, 2020 4:47 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Conoco Phillips.

To whom it may concern,

I am not in favor of such a large development, which includes 5 story buildings, on the former storage tech property. Please be thinking about the impact if this excessively large development if passed. I want to see green space and green building, such as wildlife corridors, solar power, lighting that does not pollute the night sky, community gardens, trees, walk/bike paths that connect to buses and shopping to be part of the design. Please use the knowledge available in creating livable communities to sustain a healthy ecosystem instead of destroying them. Density is not desirable except for developers who only seek profit.

I hope to attend the virtual town hall meeting to stay informed about Louisville Planning Commissions thoughts.

Beth Armbruster

Rob Zuccaro

Subject: FW: Red Tail Ridge development

From: ann wakely [<mailto:alwakely@comcast.net>]

Sent: Monday, June 8, 2020 7:52 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge development

Dear Louisville Planning Commission,

I am a 20+ year resident of Louisville. The proposed Red Tail Ridge development is beyond huge & makes me feel very upset that our city would even consider such a monstrosity of development. The fact that you have had to hire a PR firm gives the feel that you already know the size of this development will be a tough sell & not a fit for Louisville. Please do not ruin our small town feel by adding this amount of housing & structures to our already overcrowded roadways & community.

Thank you for listening,

Ann Wakely

Rob Zuccaro

Subject: FW: Live in Louisville? Then Open this Email

From: Daniel Rupp [<mailto:daniel.w.rupp@gmail.com>]

Sent: Monday, June 8, 2020 9:13 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Fwd: Live in Louisville? Then Open this Email

I take the position as presented by [No to Red Trail Ridge :](#)

We would like to see the development plans revised to preserve more habitat for existing wildlife and to be more consistent with the "character of small town Louisville."

Rob Zuccaro

Subject: FW: Support for Redtail Ridge

From: Bethany Sartell [<mailto:bethanysartell@gmail.com>]

Sent: Monday, June 8, 2020 10:02 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Support for Redtail Ridge

I am a 15 year resident of Louisville and am writing in support the Redtail Ridge Project and General Development Plan (GDP) Amendment before Planning Commission on June 11th. Redtail Ridge provides a huge opportunity for economic growth for years to come that is needed in the Louisville area. We love this small town and prioritize shopping at our small businesses, but we cannot support and grow these great businesses without population growth to support them.

The addition of a major employer like Medtronic, Erickson senior living units and mixed-use retail, office and residential will bring employees, residents and visitors to downtown Louisville. This means more customers, more jobs and more tax revenue to the City. We need an innovative and economically diverse community and Redtail Ridge is the balanced, thoughtful development we need now more than ever.

Thank you,
Bethany Sartell

--

BETHANY SARTELL

[720.771.9345](tel:720.771.9345) | bethanysartell@gmail.com

[Website](#) | [Instagram](#) | [Facebook](#)



Rob Zuccaro

Subject: FW: Red Tail Ridge

From: June Kahn [<mailto:junekahn@outlook.com>]

Sent: Monday, June 8, 2020 9:14 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Red Tail Ridge

To City of Louisville Planning Commission

I am writing to request you to deny the application of Red Tail Ridge as I feel it should meet with the existing zoning requirements. I also don't agree with putting a waiver on Building heights which would certainly impact views of the Flatirons as well as the change from commercial TO commercial AND residential zoning. I feel what is being proposed would put pressure on our public infrastructure due to the increase in population if zoning is changed. Our small own will lose its character not to mention the traffic that currently has issues. The emphasis should be placed on bringing more business in a way that doesn't affect our small town charm. I believe more thought should be brought to this.

Thank you for your consideration.

June Kahn

June E Kahn, CPT

June Kahn Bodyworks, LLC

Owner – [Center Your Body Pilates](#)

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Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: Richard Morgan [<mailto:richardmorgan644@gmail.com>]

Sent: Monday, June 8, 2020 7:46 PM

To: City Council <Council@louisvilleco.gov>

Subject: Redtail Ridge Development

Dear City Council Members:

My name is Richard Morgan. For over 20 years, my family and I have resided at 644 W Pine St, Louisville.

As a Louisville resident for many years, I support the Redtail Ridge Project and the General Development Plan. The plan strikes the right balance between the need to invest in Louisville's future, while still maintaining a livable, innovative and economically diverse community. Brue Baukol Capital Partners, the developer, has held numerous meetings with the community and modified its plans several times to accommodate the many ideas and voices from the community. The mix of uses fills much needed voids in our city, such as the senior living facility, more affordable housing, a large employer to anchor the project, and high-paying jobs. They have focused on traffic improvements to ameliorate circulation issues around and through the property. They have added open space, ball fields, recreation amenities, and trails connecting neighborhoods. Finally, and perhaps most important, it converts a stagnant land parcel into a city revenue generating asset. In a post-COVID world, our Louisville community will need to generate revenue from every possible asset.

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb

Rob Zuccaro

Subject: FW: Redtail Ridge

-----Original Message-----

From: Rick Kron [mailto:rickkronco@gmail.com]

Sent: Tuesday, June 9, 2020 8:25 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge

Members of the Planning Commission,

For the many reasons advanced by the property owner/developer, I support the proposed Redtail Ridge plan. The Storage Tek, Conoco Phillips site should have developed literally decades ago. The current plan brings open space, trail connections, jobs, and additional tax base to the City. These are challenging times. This is a great plan. It deserves our support.

Thank you,

Rick Kron

746 W. Fir Ct.

Louisville, CO 80027

Louisville resident since 1987.

Member of the Board of the Downtown Business Association since 2003 and current Board President.

Sent from my iPad

Rob Zuccaro

Subject: FW: Redtail Ridge Approval

From: Kevin Ashpole [<mailto:kashpole@bellsouth.net>]

Sent: Tuesday, June 9, 2020 7:32 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Kevin

Kevin Ashpole
586 West Willow Creek
Louisville, CO 80027

Rob Zuccaro

Subject: FW: RedTail Ridge application 6/11/20 Planning Commission meeting

From: cindy Bedell <cyndilarson@yahoo.com>

Sent: Tuesday, June 9, 2020 7:56 PM

To: planning@louisvillco.gov

Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>

Subject: RedTail Ridge application 6/11/20 Planning Commission meeting

Dear Planning Commission Members,

This Thursday you will review the application from Brue Baukol for the RedTail Ridge project. You will have an opportunity to stop this over-the-top proposal right now. Louisville could put a sustainable project there - like Medtronics . Allow Medtronics within the current Comp Plan and GDP. Leave at least 100 acres for the wildlife and open space and parks and rec and trails and conservation easements. (Right now there are 142 acres of active prairie dog colonies, songbird nests, raptor nests, hunting grounds for the bald eagles that live nearby in Broomfield, and most likely fox, coyote, and other small mammals since prairie dogs are a keystone species).

If you approve this project as requested, with heights up to 5 stories and increased density levels of FAR of 0.25 to 0.5 - more than double the amount of development currently allowed in the current GDP - traffic will be horrendous. LOS is projected to be at level F at morning peak and during the Monarch campus drop off times at some intersections. Louisville's small town quality of life will be gone forever due to traffic congestion, loss of viewsheds, scale and density incompatible with Louisville's character, and loss of wildlife and open space.

According to Senator Matt Jones, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville...."

Tell the developer their proposal is way, way too big. They should come back with a plan no larger than what was approved for ConocoPhillips (which is already a generous 60% bigger than Storage Tek), and that is consistent with the current Comp Plan and GDP. Vote no on the Comp Plan and GDP amendment requested by Brue Baukol. They should come back with a sustainable, compatible plan of reasonable density that includes at least 100 acres of public land dedication and no height waiver requests.

Thank you for your time and consideration,Cindy Bedell662 W. Willow St.Louisville, CO 80027

Rob Zuccaro

Subject: FW: Citizen request for old Storage Tek site

From: Carolyn Puska [<mailto:cpuska@gmail.com>]

Sent: Tuesday, June 9, 2020 3:47 PM

To: City Council <Council@louisvilleco.gov>

Subject: Citizen request for old Storage Tek site

Dear City Council Members,

As a 20-year Louisville resident, I am so grateful for this community and its small-town feel. Recently, however, the proposed plans for development of the old Storage Tek site have left me concerned. I believe that the proposed development is too big. Also, although it proposes to make senior housing available, based on the costs of similar units by the same developer, it is not likely to improve access to low-income, diverse housing in our community.

Furthermore, I ask that you wait to schedule a public hearing on this significant community decision at a time when it's safe to meet in person.

Thanks for all you do for the Louisville community,

Carolyn Puska
552 W. Spruce Way
Louisville, CO 8027

Rob Zuccaro

Subject: FW: Redtail Ridge Approval

From: Kirk Holland [<mailto:kirk@accessvp.com>]

Sent: Tuesday, June 9, 2020 3:26 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Approval

To Louisville Planning Dept and City Council:

As a Louisville resident for almost 20 years and a leading member of the Colorado business community, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan has the appropriate right balance between the need to invest in Louisville's long term future while also maintaining a livable, innovative and economically diverse community in our backyards. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments. I would also add that my data and information flow from many national institutional investors and real estate developers across the country would indicate that if Louisville does not complete this deal with the current developer, it will be many, many years (likely more than 5-10 years) before another project of this quality and flexibility will be available to us. The time is now to complete this great opportunity for the Louisville Community.

Thank you for your time and consideration.

Regards,

Kirk Holland

Kirk Holland
Managing Director
Access Venture Partners
www.accessvp.com

Rob Zuccaro

Subject: FW: Redtail Ridge application hearing on June 11

From: Stephanie Rowe <7slr@live.com>

Sent: Tuesday, June 9, 2020 3:17 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>

Subject: Redtail Ridge application hearing on June 11

Dear Louisville Planning Commissioners,

I'm writing to you today to ask you to reject Brue Baukol and Medtronic applications for development at the old Storage Tek / Conoco Phillips site at the edge of town (agenda items 6 A and D on the June 11 agenda). There are many reasons the proposed development is not right for Louisville, and I am sure you will be hearing about all of them. My concern in this letter is with the impact the development will have on the wildlife at the site, and the developer's failure to plan for its preservation – a direct violation of the city's Municipal Code.

This code stipulates, at section 16.16.010: **"Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible."** According to the most recent survey by Brue Baukol's biological consultants, the Storage Tek / Conoco Phillips site contains 142 acres of active prairie dog towns. These towns, consisting of complex networks of tunnels and burrows, with separate chambers below ground for food storage, waste, nurseries, and more, and above-ground mounds for ingress and egress to the tunnels as well as surveillance and communication, are part of the site's "natural features" and its topography. Additionally, again according to the developer's own surveys, trees at the site include at least three Redtail hawk nests, one great-horned owl nest, and many song bird nests. Other natural features of the site, not assessed by the developer's consultants but presumed to be present on the ground are coyote and fox dens, and rabbit and mice nests.

Brue Baukol and Medtronic have not designed their site plans in a way that would preserve these natural features to any extent, let alone the extent of what is possible. Even at this stage in the application process they do not have a plan for the 142 acres of prairie dogs. They have claimed that they will try to relocate them, but have not yet even begun the long and difficult process of locating, procuring, and preparing a receiving site for them. If they cannot relocate the prairie dogs, they have indicated that the animals will be exterminated, either through humane means or by the use of poison, which is both inhumane and a serious threat to the entire ecosystem, especially the coyotes and raptors. This is not a plan. It is a vague and unserious set of hypotheticals. Clearly, the fate of the wildlife at the property, and – per the Municipal Code – the natural features that house them, remains an unimportant afterthought. There is no effort here to preserve the site's towns, dens, or nests "to the extent possible."

It is on this basis that the applications from Brue Baukol and Medtronic should be denied, period. As this is probably not likely to be the end of the discussion, however, I will add here that of 59 acres of proposed open space at the property, only 39.7 acres are truly open space – that is, undisturbed land suitable for wildlife habitat. These 39.7 acres, plus 9.4 acres of conservation easements, are too little and too fragmented to preserve the topography created by the wildlife living at the site. If the Planning Commission wishes to allow the Redtail Ridge project to go forward, they must insist that the project's approval is conditional upon preservation of the site's natural features by recreating them in their entirety – 142 acres of prairie dog towns, space for coyote and fox dens, and trees for raptor nests surrounded by biologically necessary buffer zones – elsewhere on the property.

This area was home to wild animals long before Storage Tek built on it, and it has been home to them again since Storage Tek razed all of its buildings. To fail to even recognize that these animals are there, as Brue Baukol and Medtronic have done, and then to fail to plan for their legally mandated perseveration once they are pointed out, is arrogant, callous, and unjust. It is also a violation of the city of Louisville's Municipal Code.

Sincerely,

Stephanie Rowe
631 West Street
Louisville, CO 80027

Rob Zuccaro

Subject: FW: Louisville "Storagetek" property

-----Original Message-----

From: Jennifer Moeller [mailto:jen.moeller@yahoo.com]

Sent: Tuesday, June 9, 2020 3:32 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Louisville "Storagetek" property

Hello,

I am writing to urge you to please deny the current Redtail Ridge proposal.

I worked at StorageTek for a decade and love that piece of land. It is a special piece of open space that housed geese, ducks, cows, rattle snakes, etc. I ran the 3 miles trail around campus nearly everyday during that time and came to love its trees, wandering hills, and views of the mountains, not to mention its proximity to even more trails in Louisville, Superior, and Broomfield. My Dad also worked there for 25 years and treasured a scrapbook that I made for him of pictures of that area, because the land and company also meant so much to him.

It honestly hurts to think of tall buildings, many homes, traffic congestion, and my cherished open space areas gone. I understand that progress means some corporation will probably be there some day, just like StorageTek was for so many years, for the sake of a tax base, housing needs, and facilities (assisted-living homes). But this plan feels like too much.

Please deny the proposal in its current state.

Thanks for listening,

Jen Moeller

356 Owl Dr.

Louisville, CO

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Dan Aweida [<mailto:dan@aweida.com>]

Sent: Tuesday, June 9, 2020 3:59 PM

To: Planning <planning@Louisvilleco.gov>

Cc: Dan Aweida <dan@aweida.com>

Subject: Redtail Ridge

Hello Louisville planning department,

My dad, Jesse Aweida, founded Storage Technology Corp. back in 1969. He bought the land and built the company then sold the entire site and company. I've watched the growth and now dormancy of this site. I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Sincerely,

Dan Aweida

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Deborah Holland [<mailto:hollanddl@comcast.net>]

Sent: Tuesday, June 9, 2020 4:22 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Deborah Holland

Rob Zuccaro

Subject: FW: Redtail Ridge Project GDP & Project 3-2-1 PUD

From: Armstrong, Stephen
Sent: Tuesday, June 9, 2020 4:29 PM
To: PlanningCommission@LouisvilleCO.gov
Subject: Redtail Ridge Project GDP & Project 3-2-1 PUD

Dear Mayor Stolzman, City Council Members and Planning Commission,

This letter is to express support for the Redtail Ridge Project General Development Plan (GDP) Amendment and Project 321 PUD that will be reviewed before the Planning Commission on June 11.

Our family relocated 4 years ago to Louisville with Medtronic. We choose to set roots in Louisville because of its small town environment and reputable schools. This development project will enhance the attractiveness of Louisville, attract new residents and support the city's economic development.

In review of the Redtail Ridge GDP and Project 321 PUD, it is clear that the building heights will have limited impact on resident's views and the location of the development will maximize land utilization and provide important road access to Monarch K-8 and High School. The overall economic impact for the mixed-use development is positive and, quite frankly, critical for the City of Louisville. Development of this property will provide much needed senior housing, additional open space, vital trail linkage and retail and multi-family housing. These elements will provide much needed tax revenue while improving quality of life for the residents of Louisville. In addition, the successful development of this property will deliver a halo benefit to local businesses and employment opportunities.

Medtronic has a long history of supporting the community, most recently during COVID-19 when the Boulder based division worked to supply additional ventilators. Ryan Companies' plan further illustrates Medtronic's desire to adhere to sustainable construction at Redtail Ridge and be a responsible member of the local community.

Sincerely,

Stephen Armstrong
541 North Manorwood Lane – Ward III

Stephen Armstrong
Vice President Finance

Medtronic
Surgical Innovations
5920 Longbow Drive | Boulder, CO 80301 | U.S.A.
Office +1 (303) 476-7596 | Mobile +1 (720) 485-8253
stephen.w.armstrong@medtronic.com
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**LET'S TAKE HEALTHCARE
FURTHER, TOGETHER**

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<http://emaildisclaimer.medtronic.com>

Rob Zuccaro

Subject: FW: Redtail Ridge

From: D.Cristopher Benner [<mailto:cdbenner1@gmail.com>]

Sent: Tuesday, June 9, 2020 1:50 PM

To: Planning <planning@Louisvilleco.gov>; City Council <Council@louisvilleco.gov>

Subject: Redtail Ridge

Planning Commission and City Council, I am writing to express concern over Redtail Ridge. The proposal as it stands now will add a tremendous burden to the community. I am opposed to anything greater than 3 stories of development height. I think a senior living facility with extensive open space and trails is great, but that much office space and hotel space will add tremendous congestion to an already crowded area. This will definitely put the safety of our children at risk as they are commuting to the nearby schools as well as increased stress and danger to the nearby Avista Hospital.

I realize this space has sat empty for a long time, but it is a gorgeous space and once it is gone it is gone. We cannot go back. Please consider significant amendments to the developers proposal.

Rob Zuccaro

Subject: FW: Redtail Ridge Development - Neighbor Commercial - Ownership of 1772 Prairie & 1441 Taylor

From: Wendell Pickett [<mailto:wendell@fc1960.com>]

Sent: Tuesday, June 9, 2020 1:44 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Development - Neighbor Commercial - Ownership of 1772 Prairie & 1441 Taylor

Dear Commissioners:

Thank you for considering the proposal before you regarding the Redtail Ridge Development. I have been a long time owner of commercial developments in in Louisville for decades (specifically, the Colorado Tech Center). I remain committed and invested in the successful future of the buildout of Louisville and believe that the proposal that is put forth brings a diversity of new products to the market while helping to reset the bar of possibilities for new development. With the connection of the multimodal paths and the preservation of open space with trail systems, the development creates functional transportation and recreational connections from Louisville to the greater Denver Metroplex. Lastly, this development is not singularly focused on a product type, but rather meets the demands and needs of various diverse sectors.

I support this project and encourage you to approve and move this master development forward.

Thank you for your consideration of my letter of support.

Wendell Gene Pickett, CCIM

645 Tenacity Drive, Unit C

Longmont, CO 80504

303.589.7860



Rob Zuccaro

Subject: FW: Redevelopment proposal at the ConocoPhillips/ Storage Tek Property

From: Erin Lindsay [<mailto:tenaciously.pink@gmail.com>]

Sent: Tuesday, June 9, 2020 10:40 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redevelopment proposal at the ConocoPhillips/ Storage Tek Property

Hello,

I'm a resident an homeowner here in Louisville. I've become aware of the plan to redevelop the ConocoPhillips/ Storage Tek Property and I have strong opposition to this proposal. Please deny it. This redevelopment is way too big. I purchased my home here to flee from areas with big development. I vote for taxes to keep this town small, warm, and lovely. Please help me preserve the entire point in living here. Please help me preserve the reasons which justify the taxes and home values here. Please help me preserve something which is becoming increasingly rare, and therefore increasingly precious.

Thank you.

Erin Lindsay

Sent from my iPhone

Rob Zuccaro

Subject: FW: old storage tek site

From: Doug Haley [<mailto:dehaley2003@yahoo.com>]

Sent: Tuesday, June 9, 2020 10:59 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: old storage tek site

To Whom it May Concern:

I've been a resident of Louisville since 1996. It's come to my attention that there are plans to develop the old Storage Tek site into a mega senior living, office, and retail development. I'm against such a large development and would prefer that the site be used for something similar (like a corporation) to what was there in the past. Traffic on 95th Street south of Dillon Rd is already way more than it used to be. Let's keep our small town vibe going. No need for a major development like this one. We already have empty available space for businesses and retail west of McCaslin, in the old Kolhs and old Sam's Club, and in the Tech Center area.

Thank you,

Doug Haley
Louisville, CO

Rob Zuccaro

Subject: FW: Development at ST site

-----Original Message-----

From: justinswordfish@gmail.com [mailto:justinswordfish@gmail.com]

Sent: Tuesday, June 9, 2020 10:59 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Development at ST site

I am a 30 year resident of Louisville.

Please do not consider the huge new planned development any more than the downtown multi-level parking garage.

Sure we need tax money but huge developments are not the answer. Don't we have a vision of who we are? Isn't our character of a small community? Or are we a simply space for urban sprawl?

I will vote no and encourage all others to oppose this development.

Thanks, Justin Deister

Sent from my iPhone

Rob Zuccaro

Subject: FW: Storage Tek Development

From: Amy Marks [<mailto:amymarksc@gmail.com>]

Sent: Tuesday, June 9, 2020 11:15 AM

To: Deb Fahey <dfahey@louisvilleco.gov>; Jeff Lipton <lipton@louisvilleco.gov>; Ashley Stolzmann <ashleys@louisvilleco.gov>; Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Storage Tek Development

Hello. I am writing to urge you not to support the development plan being pitched to the Planning Commission for the Storage Tek property this Thursday, unless the following issues are addressed *and* a well-advertised public hearing is held so that the entire Louisville community can weigh in:

- How much will the senior rental housing cost tenants? The numbers that the Citizens' Action Council is sharing are appalling (an upfront \$200,000-\$900,000 deposit (90% returnable), and monthly fees of \$2,300-\$3,800, based on financials from a similar property run by the same company). If that's not accurate, the developer should be able to provide exact numbers. That's not affordable housing, by any stretch.
- How much will the other multifamily housing units cost? Louisville does not need more "luxury" apartments. We need affordable housing so that young families can live here, retired residents can afford to stay, and everyone who works in this town can find an affordable place to live within city limits.
- What are the developers' contingency plans if the economy tanks post-Covid-19? Louisville has an abundance of vacant commercial space right now. We don't need more.
- What incentives will the city be offering to the developer, and what protections does the city have if that investment isn't recouped by promised property and sales tax income? Given the property's location, it's fair to assume that any "promised" sales tax income could just as easily go to Broomfield and not Louisville.
- How will the city manage the increased traffic flow and burden on existing infrastructure resulting from the development? Has the potential for severe budget cuts as a result of Covid-19 been incorporated into budget planning for redevelopment? If not, where is the money going to come from to pay for increased infrastructure needs if Louisville experiences a severe budget shortfall?

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723

Rob Zuccaro

Subject: FW: Red Tail Ridge proposal

-----Original Message-----

From: Susan [mailto:susankmorris@gmail.com]
Sent: Tuesday, June 9, 2020 11:17 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge proposal

Dear Planning Commissioners

As a long term Louisville resident and a former City Council person- I am asking you to vote NO on this proposal. The STC site was planned for a single corporate use and then when it was taken over by the Conoco Philips plan the usage was significantly increased but the plan for this site was still supposed to be focused on the needs of a single user. The Red Tail Ridge proposal in front of you wants to put in retail (that we could use and have room for in our current community),apartments , hotels, and a senior living facility.

This proposal is too dense. It doesn't fit the overall plan that we have always had for Louisville.

As you know a 5 story structure goes well beyond our current height limits in Louisville. The senior housing plan just doesn't make any sense. The only thing it is close to is the hospital- is that really the message we want to send?

I know they will say that since most of the housing is rental that it won't impact the schools. We have heard that from many planners over the years and it is simply not accurate.

We are not interested in having Louisville part 2 out there. We never were. The people living and/or working out there will have very little connection to our community and will spend most of their money in Broomfield. So the financial implications are significant too.

This site has always been very special to the Louisville community-please keep that in mind when you are looking at proposals.

During this complicated time of Covid- I would ask you to wait on hearing this plan until we have safely reopened our meetings in Louisville without restrictions and we can all come in person to the hearing. Doing it on zoom or with significant restrictions on who can be at the hearing etc is not appropriate for such a huge proposal.

This proposal also conflicts with the Northwest Parkway intergovernmental agreement that we are a part of.

This development proposal is way too intense and too big.

Vote no on this. It is not something that would be a benefit to us. We never wanted a Louisville part 2. Let's continue to focus on what works for us.

Thank you

Susan Morris

939 West Maple Court

Louisville

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Scott Sternberg [<mailto:sternberg.scott.j@gmail.com>]
Sent: Tuesday, June 9, 2020 11:56 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Louisville Planning Commission,

As a Louisville resident for many years, and as a former US subsidiary President for a company located in the Louisville CTC, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. Moreover, after raising two boys who attended the Monarch K-8 and High Schools, the improved safety measures around the campus is long overdue. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Scott J. Sternberg
Mobile: 303 547-7624
sternberg.scott.j@gmail.com
Follow me on [LinkedIn](#)

Rob Zuccaro

Subject: FW: Redtail Ridge proposal

From: Bev Snyder [<mailto:bev@wisegator.com>]

Sent: Tuesday, June 9, 2020 12:04 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge proposal

Good morning,

We are VERY opposed to this proposal as currently presented.

We feel it is important to downscale this project.

Our city and county cannot cope with the amount of traffic this dense housing will bring to our area.

We believe the environmental impact will be catastrophic.

There is not enough open space included in this current plan.

We will become one with Broomfield.

We do not see how we can trust a construction company/proposal that requires a PR firm - I personally find this appalling.

We want a public hearing as soon as physically safe.

Please do not move forward with this quickly. The MANY problems this will bring to our community will be permanently damaging.

Thank you,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Louisville 80027

Rob Zuccaro

Subject: FW: Please stop the development of Redtail Ridge

From: Julie Abrams [<mailto:justjabrams@gmail.com>]

Sent: Tuesday, June 9, 2020 12:55 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Please stop the development of Redtail Ridge

Dear Louisville Planning Commission,

I am extremely concerned about the proposal by the developer of Redtail Ridge. As a 14 year Louisville resident and a Colorado native, what I love about our small town is just that-a small town. Adding, 5 million square feet of development will only cause negative effects to our quality of life. I am asking you to please vote not on the development plan and the PUD on the agenda.

In addition, please schedule a public hearing. This is one of the biggest Louisville land use and development decision in decades. The city should acknowledge the voices of it's residents. Please don't let this slip through quietly.

Louisville has already grown exponentially in the past decade and we do not have the infrastructure to support this level of growth. Our roads cannot handle thousands of more cars and people utilizing them on a daily basis. In addition, our schools, over time, would be very overcrowded-similar to what happened to Louisville Elementary School after Steel Ranch was built. Please listen to the Louisville residents. This level of growth is not supported.

Thank you for your consideration,

Julie Abrams
Louisville resident

Rob Zuccaro

Subject: FW: Redtail Ridge Project GDP Amendment and Comprehensive Plan Amendment

-----Original Message-----

From: Brian Topping [mailto:brian.topping@gmail.com]

Sent: Tuesday, June 9, 2020 1:10 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Project GDP Amendment and Comprehensive Plan Amendment

Dear Commissioners,

I am writing about the upcoming GDP review for the Redtail Ridge (RTR) project. I urge you to reject the revised plan at your upcoming meeting.

As a four year resident in Louisville and five years in Boulder County, I have seen a lot of development projects promise a lot and fail to deliver, over and over. The planning commission must start to insist that plans aren't just approved and then changed.

I was originally behind the original plan for RTR, both speaking at city council and on their conference call.

Then I found out this week that they had decimated the amount of retail in the project. It smells just like what happened where I live in the North End PUD, another "phased" project that the developer abused. I'm not okay with that happening elsewhere in the city and believe that commission must insist on completion bonds for any new projects moving forward as a result.

The fiscal impact of losing the sales tax revenue at RTR is simply too much for the city to bear. We are already bordering on a deficit, have recent city job cuts and are without the fiscal means to redevelop the blight on the McCaslin commercial corridor, RTR is one of the few hopes that we as a city have to bootstrap the process and move back toward fiscal health. Speaking for myself, I have fewer concerns about the environmental impact on the site. It was previously commercial manufacturing and the prairie dog communities there can be relocated as long as they aren't poison baited, which would be reprehensible. I don't feel like there is insufficient open space out there and feel like Louisville deserves to have a world-class anchor tenant on the property.

There are some concerns about the change from retirement community to general housing, most likely around public school burden. I don't think that's anything that could be solved by a levy on the units to build out the school system to handle the additional load. I think it could also be handled by reducing the size of the apartments that are being built so tenants would have a difficult time raising children there. I'm sure that won't be a popular opinion with some, but it's better that some young people can live there and make it a more vibrant area than none at all.

To reiterate: No reduction in retail and completion bonds on the plans. Don't let developers bait and switch on Louisville any longer!

Thank you and kind regards,

Brian Topping
North End Homeowner

Louisville CO 80027

Rob Zuccaro

Subject: FW: Redtail Ridge

From: The Ealys [<mailto:ealyshome@gmail.com>]

Sent: Tuesday, June 9, 2020 1:20 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge

I understand the desire to develop the old Storage Tek property, but this proposal is too massive and will contribute to urban sprawl. There is NO NEED for additional apartments, or any of the building to the scale being proposed. I urge you to please STOP and rework this plan to a more appropriate size. The public and the city do not want this. Do the right thing.

1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Jodi Ealy
822 Trail Ridge Dr, Louisville, CO 80027

Rob Zuccaro

Subject: FW: Redtail Ridge Approval

From: Valerie Weber [<mailto:weber662@icloud.com>]

Sent: Tuesday, June 9, 2020 12:53 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for 25 years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment.

The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Valerie Weber
662 W. Hickory St.
Louisville, CO 80027

Sent from my iPhone. Please pardon any 2 thumb mistakes.

Rob Zuccaro

To: Lisa Ritchie
Subject: RE: Redtail Ridge Approval

From: Maria Scroggs [<mailto:mariascroggs@gmail.com>]
Sent: Tuesday, June 9, 2020 1:24 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Maria Scroggs



Maria J Scroggs, MBA

Broker Associate | Realtor®

📞 303.345.3359 🗨 [MariaScroggs.com](https://www.MariaScroggs.com)

📍 [1002 Griffith Street, Louisville, CO 80027](#)

🗨 [View My Testimonials](#)

Rob Zuccaro

Subject: FW: RedTail Ridge input

From: Eric Weber [<mailto:Eric@questix.com>]

Sent: Tuesday, June 9, 2020 11:33 AM

To: Planning <planning@Louisvilleco.gov>

Subject: RedTail Ridge input

To Whom it may Concern:

As a Louisville resident for 24 years, I'm happy to support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. It's well past time.

The plan is a solid idea for the property and the longterm benefit of the community we plan to stay in for years to come. I'm satisfied by the willingness of the developer to modify its plans based on community and City feedback; lowered density, reconfigured open space, and trail networks to create connectivity to surrounding communities. Perfect – great job. The traffic improvements will improve circulation around and through the site. I'm also happy to see affordable housing units to help maintain some diversity within the community.

The overall plan of uses is a win for the community. I prefer it immensely over a large corporate campus with no community access. Please approve the amendments and let's get it going.

Thanks for your time and consideration.

Eric Weber

662 W. Hickory Street

Louisville, CO 800274

Rob Zuccaro

Subject: FW: Redtail Ridge Approval

Importance: High

From: Brynestad, Eric [<mailto:Eric.Brynestad@am.jll.com>]

Sent: Tuesday, June 9, 2020 11:16 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Approval

Importance: High

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Eric

Eric Brynestad
656 W. Sandalwood Court
Louisville, CO 80027



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Rob Zuccaro

Subject: FW: Redtail Ridge

From: JEFFREY MEIER [<mailto:jeffmeier@comcast.net>]

Sent: Tuesday, June 9, 2020 10:10 AM

To: Planning <planning@Louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>

Subject: Redtail Ridge

Hello,

I am a Louisville resident and I support the Redtail Ridge Project. I am impressed that the development group has secured the commitment of Medtronic and the senior living provider. I am also pleased with the community outreach the Brue Baukol team has preformed. I have attended a number of the community meetings and one of the property tours. They have listened and have modified their plans, specifically the density and addition of housing based on the feedback they received.

Please support this development

Thanks!

Jeff Meier

Rob Zuccaro

Subject: FW: Red Tail Ridge proposed development

-----Original Message-----

From: JANET [mailto:granitejanet@msn.com]

Sent: Monday, June 8, 2020 9:36 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red Tail Ridge proposed development

Hello,

We own a home in Coal Creek Ranch, it is close to this proposed development. It is already very congested getting across the "diamond" which many Coal creek residents need travel on often.

This proposed development is way to massive and dense to be absorbed by the existing Louisville infrastructure. We simply cannot keep packing in more houses, stores and businesses into a limited area with limited infrastructure, this is not what we envisioned for our beautiful town.

Please be considerate of the existing residents and do not allow such a massive development to be approved. Please keep any development more in line with the former Storage Tek or Conoco Phillips plan.

Thanks for your help.

Janet Robinson

Stephen Sangdahl.

Rob Zuccaro

Subject: FW: Redtail ridge

From: Sarah Babetski [<mailto:sarah.babetski@gmail.com>]

Sent: Tuesday, June 9, 2020 12:42 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail ridge

Planning commission,

My name is Sarah Babetski and I'm a resident of Louisville. I'm writing to voice my disapproval for the Redtail Ridge development plans. The plan is much too large and would completely alter Louisville. I'm also concerned about the impact to traffic, the environment, open space and housing.

Please vote no on this development plan.

Sarah Babetski
283 W Sycamore Ln
9786601233

--

Sarah Babetski

Rob Zuccaro

Subject: FW: Old StorageTek development plans

-----Original Message-----

From: Chandi Beck [mailto:chandibeck@hotmail.com]
Sent: Tuesday, June 9, 2020 12:07 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Old StorageTek development plans

Hello,

I am writing to you about my concerns for the development that is for the StorageTek Area. We are absolutely against these plans as they obliterate the functionality and safety of the area with traffic and water usage. Schools and neighborhoods will be greatly impacted.

I hope that we would be able to schedule a meeting that is not during a pandemic to justly serve the community the property will be supported by!

Thank you,

Chandi Beck
Superior, CO
Sent from my iPhone

Rob Zuccaro

Subject: FW: Storage Tek Site Development

From: Verstraete, Jim [<mailto:jverstra@ball.com>]
Sent: Tuesday, June 9, 2020 7:13 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek Site Development

Please do not allow the development of the Storage Tek Site. If we need to do anything with it, keep it no larger than it originally was.

We are already well on the way to ruining our nice little town with the addition of all of the recent apartments and condo complexes. We are too congested already. Enough.

Thank you for listening,

Jim Verstraete

Louisville resident for well over 30 years

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Rob Zuccaro

Subject: FW: Red tail ridge (old StorageTek site) input

From: Maudy Palupi [mailto:maudy_p@yahoo.com]

Sent: Tuesday, June 9, 2020 8:11 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Red tail ridge (old StorageTek site) input

Hello,

My name is Maudy and I am a resident of Louisville. I was made aware of redtail ridge development and have a few comments or inputs:

1. I heard the building height will exceed current maximum. Developer should follow the the rule on building height. Louisville is not a big city with sky scrapers. There is a reason why building height max limit is there to begin with.

2. Traffic congestion. Nothing to be said as I am sure you are aware how it would be.

3. Per citizen action council email I saw, “ This would more than **double the amount of development currently allowed** in the current GDP and Comprehensive Plan”. One development should not be allowed to break this plan. Again, this plan is there for a reason and no one is special enough to be allowed to break it.

4. Per CAC’s email, the development will provide 900 multi family units on top of the senior housing. What is the impact on schools? Is the development going to build its own elementary and middle school or is it going to burden and crowd our struggling schools.

6. Wildlife impact. An extensive comprehensive assessment should be done by wildlife experts not paid by the developer. We cannot allow greed to kill wildlife into extinction.

7. What does this development try to address? I don’t see any advantages of having this development. Yes, there will be 70k sq ft of retail space. But face it, retail is dead as everyone just online shops. Take a look at downtown Louisville, the only businesses thriving are restaurants. I don’t understand fully how online sales tax works as I think the state gets it all. But if sales revenue is what the city after, Louisville and other struggling cities should figure out how to get some portion of that from the state. Even if I am charged full sales tax when shopping online, I still prefer to shop online because prices are just generally better.

8. This development will not address affordable Housing problem. Per CAC’s email, “ 1,336 Senior units (Require \$200,000-\$900,000 deposit 90% returnable, monthly fees of \$2,300 – 3,800) (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company).”. This is NOT affordable by any means.

9. Is there tax incentive or tax break received by developers? Is the city hoping to bring jobs in for the locals? My observation is that none of the development in Colorado brings jobs to people in Colorado. They all bring people to Colorado to work.

In short, I am against this development. I don't see any single advantage and good thing coming from this development. The city should take a step back and figure out what the city really needs, which I am guessing is money in terms of tax revenues. If that's the case? Why did we lose kohl's? And I also heard we are losing Lowe's? Lafayette has a lot of great stores. Jax, tractor supply, Kohl's, irvings bagels, to name a few. Louisville should learn from Lafayette what they do correctly to attract retailers.

Thank you for reading this email. I hope you put it into consideration.

Thanks,
Maudy

Rob Zuccaro

Subject:

FW: Storage Tech Site

Dear Planning Commission,

I'm writing in regard to the Storage Tech Site. Please approve a plan the size of the Conoco Phillips plan which is still generous to the developer. Also please vote NO on the development plan and PUD on the agenda.

Thank you for your service.

Best, Regina Macy
1021 Willow Place
Louisville, CO 80027

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Laura Page [<mailto:lpag53@gmail.com>]
Sent: Tuesday, June 9, 2020 8:31 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Dear Planning Commissioners,

I am opposed to the scale and height of the proposed Redtail Ridge development. (Isn't it ironic that developments are named for species that lived in the place they cover over?) Prior to the new coronavirus, Louisville was already on solid economic footing and there is more room for commercial development in the old Sam's Club area. I don't see the need to compromise our Community's values and wishes.

There is broad agreement that this area is rich in wildlife. Perhaps Louisville could purchase a portion for open space. There also seems to be a desire for more senior housing; a development such as this that keeps traffic down could be of benefit, though it may also overburden our emergency response capability since we already have two major senior-housing complexes.

I would prefer to see a development of the size approved previously for ConocoPhillips.

Thank you for being responsive to your neighbors.

Laura Page
920 Rex St

Rob Zuccaro

Subject: FW: NO TO REDTAIL RIDGE

From: ROBIN MACLAUGHLIN [<mailto:ROBINCMAC@msn.com>]

Sent: Tuesday, June 9, 2020 8:40 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: NO TO REDTAIL RIDGE

Louisville planning committee,

No doubt you are salivating at the tax revenue this development will create for you, however I would like to place a comment that there are many many residents of Louisville CO that strongly OPPOSE this kind of action. Many of us have moved here to get AWAY from the traffic and crowds of surrounding towns. We have CHOSEN to be here for fewer cars on the roads, fewer buildings, more wildlife. Thousands of animals have now chosen this area as their home. Does this matter to you ? Why would you chose to approve such a development when you are individuals who are supposed to represent the wants and needs of residents of your town? There is much discussion on social media opposing this development. Wake up. Pay attention. Do the work your position requires of you. Redtail Ridge has no place in Louisville.

Robin MacLaughlin

Louisville resident

Rob Zuccaro

Subject: FW: No StorageTek megalith!

From: Mark Macy [<mailto:itcmark@gmail.com>]

Sent: Tuesday, June 9, 2020 8:50 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: No StorageTek megalith!

what my wife Regina said... ditto.

We don't need anything massive on the old StorageTek site, such as a multistory mall/ shopping complex. The Pandemic is quickly changing the way people shop in this country, and there's a good chance malls and mega-shopping-complexes are on the road to extinction.

Online warehouse shopping (amazon, thrive, costco-online...) will PROBABLY be the way of the future for non-perishable items, for better or worse.

Granted, something needs to be done with the old, crumbling StorageTek site,.. but my vote would be a mix of more open space, maybe a housing development (including a fair share of low-income housing) with a nice, big GREEN PARK, and maybe integrate all of that with a modest, tastefully designed (that is, artfully designed as opposed to strip-mallish or mega-mallish) retail area.

My 2 cents....

Mark Macy
1021 Willow Place
Louisville CO 80027

Rob Zuccaro

Subject: FW: RedTail Ridge

From: Erin Carpenter [<mailto:erin.f.carpenter@gmail.com>]
Sent: Tuesday, June 9, 2020 8:50 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: RedTail Ridge

Hello,

I'm a Louisville resident and while I can't attend the public hearing on Thursday, I'd like to voice my opinion about the Red Tail Ridge development. I stand with Boulder County in **disapproving of the development** as it's currently proposed.

I don't think this is the right plan for this space. I urge my city to reject this plan.

Thank you for serving our community,

--

Erin Carpenter, LCSW
Thrive Counseling
www.thrivecounselingdenver.com
720.295.7801

Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: david wilkinson [<mailto:colo.wilks@gmail.com>]

Sent: Tuesday, June 9, 2020 8:12 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Development

My husband and I have lived in Louisville for 22 years. We would like to implore you to vote against the development proposed for Redtail Ridge. We feel it is much too large and incongruent with the Louisville we know and love.

Sally and David Wilkinson
764 Peach Ct.
Louisville, CO

Rob Zuccaro

Subject: FW: Red tail Ridge re-sized

-----Original Message-----

From: Lynda [mailto:lyndabutterfly@msn.com]
Sent: Tuesday, June 9, 2020 9:41 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red tail Ridge re-sized

The Louisville Planning commission has made remarkable and positive choices for our town. You have a chance again to have a profoundly positive or negative effect on all of us in Louisville and Boulder County and actually far reaching with the Redtail Ridge project.

Keep it scaled down to a size that is manageable for our town, county, turnpike and environment.m, which is much smaller than proposed.

As a Louisville resident for many years I've been involved in decisions made from the planning commission. I have been proud that the almighty dollar and pressures to build more and bigger have not been succumbed to by our commission. Please keep Louisville the one special and unique town in Boulder that bravely makes choices congruent with our values of a better world by making our town a vision of that!

Truly you are appreciated for the tough job you have and the service you offer to us. Know we support small manageable new development at Redtail Ridge where the developers don't entice our officials to be greedy in the face of financial hardships.

Our people of this town have proven we will support needed services and those that make Louisville great. Look at our track record as voters and tax payers. Look at what we value and stay true to that.

Thank you, truly Thank you,
Lynda

Sent from my iPhone

Rob Zuccaro

Subject: FW: Redtail Ridge

From: T calloway [<mailto:callowaytara@hotmail.com>]
Sent: Tuesday, June 9, 2020 9:48 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Dear Planning Commission-

I am writing to you about the meeting tonight concerning the proposed Redtail Ridge development.

I ask that with such a contentious issue, a public hearing be scheduled so that input from all community members can be heard. In my opinion, the proposal is to large and requires to many adjustments (changing the land use, changing the zoning from rural to suburban, altering height guidelines etc). These are all significant changes that will have an impact on our town.

While I am against the proposal, it is important that all stakeholders be heard and I ask you to wait until a public hearing can be safely held.

Thank you.

Sincerely,
Tara Calloway
2210 Cliffrose Ln

Rob Zuccaro

Subject: FW: Please DENY the Redtail Ridge development proposal

From: Laura Pederson [<mailto:lppederson@comcast.net>]
Sent: Tuesday, June 9, 2020 9:49 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please DENY the Redtail Ridge development proposal

Hello,

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Thanks and Regards,

Laura

Rob Zuccaro

Subject: FW: Please DENY the Redtail Ridge development proposal

From: Laura Pederson [<mailto:lppederson@comcast.net>]

Sent: Tuesday, June 9, 2020 9:57 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Please DENY the Redtail Ridge development proposal

Hello,

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Thanks and Regards,

Laura and Pete Pederson, 2297 Cliffrose Lane

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Thomas Deany [<mailto:tdeany@yahoo.com>]

Sent: Tuesday, June 9, 2020 9:14 AM

To: Planning <planning@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Ashley Stolzmann <ashleys@louisvilleco.gov>

Subject: Redtail Ridge

I am writing in support of the Redtail Ridge Project.

I have been a homeowner in Louisville for 23 years and have watched the town become a fantastic place to live. I have seen the development of downtown into something that has been the envy of our area and a top place to live in the country. I now live in DELO, enabling me to walk to shopping, restaurants, and breweries.

I have also seen big box stores and downtown restaurants close and remain vacant far too long. I was here when StorageTek sold and watched as the property was eventually closed down. I have seen Sams and Kohls built and closed down. I have heard the calls for stopping progress in Louisville so we don't lose our small town character. I have seen Lafayette getting the better new restaurants like Post and William Olivers, and watched Broomfield and Superior develop on our borders, as businesses say Louisville is too expensive and too difficult to work with.

We need a balance of maintaining our character and continuing to have a vibrant business community, both office, retail, and services. We are doing a very nice job developing our Tech Center, City Council has shown great initiative in closing Main Street and providing grants to help businesses during the COVID-19 problem. But we need to seize opportunities along the McCaslin corridor and especially the old StorageTek property if Louisville is to remain vibrant.

Redtail Ridge strikes me as the perfect addition to Louisville. The property was previously developed so isn't a takeover of a greenfield site or open space. Medtronic would be a fantastic business to have – modern, high tech, high salaries, and community focused. The project is a great mix of residential and senior living that will make the development more viable. And making it even more attractive, huge open space, park space, bike trails, and vastly improved traffic access for Monarch and Avista.

I went on the public tour of the site and loved it then, and the most recent changes make it even more attractive with improved placement of the park and the addition of residential. A little residential helps the viability of any retail on the site, makes for a shorter commute for workers in the area without adding significant traffic problems and more density to existing parts of Louisville, and allows a great demographic mix with the senior living center.

For those who don't want to lose the old Louisville character – I believe this property will stand out as a very conservative, thoughtfully planned part of the community when you compare it to the massive developments across US 36 and across 96th street. This development is not downtown so it shouldn't be looked at through the same lens. It is designed as a much better example of how to develop an area than Broomfield has shown, and will be a point of pride for Louisville.

As a taxpayer who would welcome the additional revenue, a casual bike rider who would use the trails there, and a longtime resident/fan of Louisville, I am extremely pleased with the design of the development, and the attention paid to the class and character of Louisville. These developers are local people who have been thoughtful about the development and they need the support of the planning commission and city. I strongly urge you to find ways to make this work.

Tom Deany

1090 Griffith St

Louisville

Rob Zuccaro

Subject: FW: Redtail Ridge proposed development

Importance: High

From: Ed Novik [<mailto:ednovik21@comcast.net>]

Sent: Wednesday, June 10, 2020 3:41 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge proposed development

Importance: High

Dear Planning Commission,

Concerning the latest proposed development plan for the Conoco Phillips / StorageTek site, which is currently up for consideration, as long term residents of Louisville (30 years), we must respectfully voice our concerns and opinion on such an important matter.

By all accounts we have reviewed, this proposed development is excessive in size and scope. The previously approved plan was already an estimated 60% larger than the old STK site, and this new plan even exceeds that. While we are all in favor of some level of development for this site, careful consideration of the preservation of the quality of life here in Louisville must be seriously considered. The amount of environmental impact, not to mention the strain on our existing infrastructure, including utilities, facilities, schools, and services is simply too great to ignore. Further, it has been documented on a number of occasions that such types of development (mostly residential) do little to improve our already depleted tax base. A development of this size and scope would serve only to deplete further our already strained monetary resources. Finally, accommodation of corporate and commercial interests (which generally tend to be revenue producing, not revenue depleting) may be better served as well as less impactful to our City if existing (and oftentimes vacant) facilities would be better utilized for such purposes.

We ask that the Planning Commission convey to the developers that this latest request is simply too big for this site, and for this type of community. We also ask that the Planning Commission schedule a public hearing on this development. Also, this hearing should not be scheduled immediately while we are still under safer-at-home guidelines, but when it is safe to have a full in-person hearing. Development of this magnitude simply cannot and should not be quietly passed through at a time like this.

Thank you for your attention and your consideration.

Sincerely,
Ed and Anna Novik
Cherrywood subdivision
Louisville

Rob Zuccaro

Subject:

FW: Storage Tek Development AKA REDTAIL RIDGE

From: psim1560@aol.com [<mailto:psim1560@aol.com>]

Sent: Wednesday, June 10, 2020 3:35 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Storage Tek Development AKA REDTAIL RIDGE

Dear Members of the Planning Commission

I have lived in Louisville for 25 years and have seen more growth than I imagined for our small town. The traffic, construction and crowds have grown to the point that I don't even go to the Farmer's Market or the Friday night concerts. It's too crowded. I'm also one of the few residents that doesn't own a dog or 2 or 3!! And where will all the water come from?

The size of the proposed project at the Storage Tech property would only add to the traffic and people crowding our library and rec center and downtown restaurants. I thought this project was going to be sensitive to the issue of urban sprawl. It seems it has grown out of control and continued to change from the original proposal. I didn't realize there would also be more and more apartments built across from this property as well as hotels and car dealerships. Is there no respect for a little vacant land and less people crowding our cities.

Please think of the quality of life in the Boulder County cities and reconsider this huge project. The developer needs to come back with a plan the size of what was approved for Conoco Phillips, which is already a generous 60% bigger than Storage Tek. Please don't build tall buildings that block our view of the mountains!

Please vote NO on the development plan and PUD on the agenda and ask for a revised scaled down plan.

Peggy Simpson
Louisville, CO
psim1560@aol.com

Rob Zuccaro

Subject: FW: Redtail Ridge Project support from Boulder and Longmont Chambers
Attachments: 2020-0610 Redtail Ridge Support from Boulder and Longmont Chambers.docx

From: Lori Call [<mailto:lori.call@boulderchamber.com>]
Sent: Wednesday, June 10, 2020 4:05 PM
To: Planning <planning@Louisvilleco.gov>
Cc: John Tayer <john.tayer@boulderchamber.com>; Scott Cook <scook@longmontchamber.org>; chris.mcgilvray@frontrange.edu
Subject: Redtail Ridge Project support from Boulder and Longmont Chambers

Dear Louisville Planning Commission,

As the Louisville Planning Commission considers the Redtail Ridge Project, the Boulder Chamber and Longmont Area Chamber of Commerce are coming together to advocate support for this project that will help retain an important pillar of our local bioscience industry, Medtronic. Medtronic has a long history of bringing bioscience expertise and leadership to this region. This redevelopment project will help Medtronic expand its presence in Boulder County, providing a boost to our regional economy at a critical period.

We also welcome the project's plans for additional, diverse housing inventory. Our professionals who are earlier in their careers often struggle to find a place to live nearby. Adding housing options assists employees from a range of income levels to live and work in our community. It also helps advance Boulder County's regional housing goals.

The area has not been utilized for many years, and the new development would bring needed road, bicycle, and pedestrian infrastructure improvements. It could also attract additional customers, jobs, and tax revenue to the region—helping our broader business community prosper.

We urge your support of this important economic boost for our region.

John L. Tayer
President & CEO
Boulder Chamber



Scott Cook
Chief Executive Officer
Longmont Area Chamber of Commerce



Lori Call
Senior Director of Policy Programs
Ph. 303-938-2084 | Lori.Call@BoulderChamber.com
We Build Community Through Business

COVID-19 Emergency Response - #InThisTogether

COVID-19 Business and Community Support Resources – Here we are collecting resources to assist you in preparing yourself and your teams to respond effectively to changing circumstances. [BoulderChamber.com/covid19](https://boulderchamber.com/covid19)

Boulder Area United Business Response Group – Open to members and non-members. Post information on how the community can access your products and services. Join us!

Rob Zuccaro

Subject: FW: Brue Baukol and Medtronic application for development

From: Linda Gallegos <linda.gallegos8@gmail.com>
Sent: Wednesday, June 10, 2020 4:07 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: Brue Baukol and Medtronic application for development

Dear Louisville Planning Commissioners,

I'm writing today to discuss the Brue Baukol and Medtronic application for development on the former StorageTek/Conoco Phillips site and its impact on existing wildlife. Part of what makes Louisville and all of Boulder county different from our urban neighbors is the co-existence of wildlife and humans. The former Storage Tek site has returned to what is now a home for wildlife- prairie dogs being one of the main ones.

I would like to share a few facts about prairie dogs and what they contribute to our community:

- **Prairie dogs tend to be celebrated for their larger ecological virtues.** Their intricate underground colonies- called prairie dog towns- create shelter for jackrabbits, toads, burrowing owls and rattlesnakes. The bare patches of ground created by their grazing and burrowing attract certain insects that feed a wide variety of birds. And prairie dogs are a key food source for everything from coyotes to hawks. Prairie dogs support at least 136 other species through their various activities
- **They are not the fast multiplying animals that people may think they are- they only mate once a year.** Females go into estrus for a single hour. They have litter of 3-8 pups, of which only half usually survive their first year. They live in family units usually comprising of 2 males, 3 females and their pups. They are protective of their family and mourn the loss when one dies.
- **Their vocabulary is more advanced than any other language that's been decoded.** Prairie dogs squeaky calls sound simple and repetitive, but research has found that those sounds can convey incredibly descriptive detail. Prairie dogs can alert one another for example that there's not just a human approaching their burrows, but they can recognize the color of the clothing that human is wearing.

I asked the developers at their town hall what plans they had to take care of the wildlife on the property and received vague answers. I'm concerned they will be allowed to move forward with their plans without having to commit to any protections for the wildlife on that property.

Do we really want to be like other cities where we prize development over nature? As a Colorado native, What makes our city the best place to live is that we have made conscious choices that differ from our neighbors who are solely focused on development, more growth, more traffic, less concern for open space and nature. Those cities have destroyed the very things that brought people to them in the first place. Louisville is better than that.

Thank you,

Linda Gallegos

125 Cherrywood Ln

Louisville, CO 80027

Rob Zuccaro

From: Lisa Ritchie
Sent: Wednesday, June 10, 2020 3:31 PM
To: Rob Zuccaro
Subject: FW: Redtail Ridge at Planning Commission

*Lisa Ritchie, AICP
Senior Planner
City of Louisville
720-391-3993 - Temporary Phone Number*

The City has made the decision to close all facilities in an effort to protect public health and prevent the spread of COVID-19. We continue to provide essential services and are conducting non-essential services remotely if possible. I appreciate your patience and understanding if you experience a longer response time than usual.

Also to stay up-to-date, please sign up for eNotifications at <https://www.louisvilleco.gov/residents/enotification> and the City's monthly eNewsletter at <https://www.louisvilleco.gov/newsletter>.

From: Scott Reichenberg [mailto:scott@coloradogroup.com]
Sent: Wednesday, June 10, 2020 2:47 PM
To: Planning <planning@Louisvilleco.gov>
Cc: Scott Reichenberg <scott@coloradogroup.com>
Subject: Redtail Ridge at Planning Commission

Dear Planning Board:

I strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission. I own several commercial properties (retail, industrial and R&D) in Louisville and believe this will positively affect them. Furthermore, Medtronic's tenancy could bring the needed jobs to the marketplace, which would support the retailers of downtown and Centennial Valley. The land has not been utilized for many years and now has the opportunity to be activated in a very positive manner that will spur positive economic activity for years to come. This opportunity is exactly why City Council unanimously approved the incentives for Medtronic to locate on the property and is a necessary step in that process. It is imperative that we attract and retain important jobs within our community, which should not be disregarded in times like these.

Sincerely,
Scott

W. Scott Reichenberg, CCIM | President / Principal
The Colorado Group, Inc. | 3434 47th Street, Suite 220 | Boulder, CO 80301
P (303) 449-2131 x130 | F (303) 449-8250 | C (303) 589-5261
scott@coloradogroup.com | www.coloradogroup.com

Rob Zuccaro

Subject: FW: Redtail Ridge...

From: Neil Littmann [<mailto:neil@signature-partners.com>]

Sent: Wednesday, June 10, 2020 2:59 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge...

Dear Planning Board:

I'm writing to express my support for the Redtail Ridge Project. I am an owner of several properties in the market and believe that this project will positively impact the citizens and businesses community in Louisville. Should Medtronic (or another major employer) move forward, the job creation alone would greatly support the retailers on McCaslin / Centennial Valley, Downtown and the South Boulder Road corridor. To me, it feels like this is the exact type of project that the City needs and I would strongly recommend supporting its approval.

Thank you for your consideration,

Neil Littmann



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Rob Zuccaro

Subject: FW: Comments re: Redtail Ridge proposal

From: P Bir [<mailto:pbir@yahoo.com>]

Sent: Wednesday, June 10, 2020 2:07 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Comments re: Redtail Ridge proposal

To Whom It May Concern:

We are writing to you to urge you to deny the current Redtail Ridge proposal.

It is too dense, and the buildings are too tall.

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

It is NOT in keeping with Louisville values and the small town atmosphere that we all cherish and want to preserve.

Peggy and Gary Bir
Louisville, CO

Rob Zuccaro

Subject: FW: Opposition to Redtail Ridge proposal

-----Original Message-----

From: Sheree Burcar [mailto:sburcar@comcast.net]

Sent: Wednesday, June 10, 2020 11:46 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Opposition to Redtail Ridge proposal

Planning Commission,

I am a 37 year resident of Louisville and value our small town atmosphere and community.

I strongly oppose the current Redtail Ridge proposal and urge you to deny the proposal. This proposal is far too big and dense, and is not in keeping with our small town values and atmosphere.

This massive proposed development will have negative impacts on traffic congestion, schools, wildlife and the environment, and the quality of life in Louisville.

As this is the largest land use and development decision for Louisville in decades and will have permanent impacts to Louisville residents, it is critical that our residents have input to this decision. A public hearing should be scheduled when it is safe to conduct in-person hearings.

Thank you,
Sheree Burcar

Sent from my iPad

Rob Zuccaro

Subject: FW: Redtail Ridge Proposal

From: Billy Mertens [<mailto:billymertens@gmail.com>]
Sent: Wednesday, June 10, 2020 12:30 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge Proposal

To whom it may concern,

I am writing to express my utmost objection to the proposed Redtail Ridge development project. Besides the excessive development and nonsensical increase in our city's population beyond the Comprehensive Plan, this is a terrible time to be pushing an agenda. I believe a public hearing at a time when it is safe to meet in-person and have the hearing open to all, not just those who want to risk it in the face of a pandemic, is appropriate.

Thank you for your time.

Best,

Billy Mertens

917 Eldorado Ln, Louisville, CO 80027

Rob Zuccaro

Subject: FW: please reduce the size of retail ridge!

From: Kristen Anthony [<mailto:kkbmant@comcast.net>]

Sent: Tuesday, June 9, 2020 7:25 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: please reduce the size of retail ridge!

Dear Planning Commission Members:

A legacy is something to feel good about leaving for others - you have the choice to establish a legacy that you can feel proud of showing your family and friends: either a reasonable development and a better environment or selling out to 5-story buildings, pollution, and congestion?

We are appealing for your help: Please reduce the size of Retail Ridge by **at least half** of what the developer wants. It is WAY too big as proposed. Of course the developer will ask for the moon since they do not live in the community or with the negative impacts of their profit making plans. They will make their money, crowd and pollute our town, then leave Louisville with the mess while they laugh all the way to the bank. We, the citizens of Louisville, place our trust and futures in you. Please do not reduce the quality of our lives and the value of our homes. The traffic on Dillon Road is already far greater than even just a few years ago - and often at reckless speeds through the community.

We agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. The developer needs to come back with a plan similar to what ConocoPhillips proposed (already 60% larger than Storage Tek). And unequivocally NO on the development plan and PUD on the agenda.

A public hearing regarding this biggest Louisville land use and development decision in decades should be held when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. **This is way too important to quietly slip through now.** Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville."

We sincerely appreciate your support to keep Louisville a coveted place to live. Less is more. A five-story building completely changes our community - for worse. You have a choice, and we are hopeful it will be made with integrity.

Best regards,

Kristen and Kevin Anthony

Coal Creek Ranch neighborhood

Rob Zuccaro

Subject: FW: Redtail Ridge - A definite NO

From: evry@comcast.net [<mailto:evry@comcast.net>]

Sent: Tuesday, June 9, 2020 7:49 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge - A definite NO

Dear Planning Commission,

I grew up in Boulder County and have lived in Louisville since 1995. Wow, there has been a lot of changes during that time, to the city and to the surrounding area. Some have been a welcome change and some have been, in my opinion, poor choices. We are at another crossroads again with the proposal of the Redtail Ridge Development. I had no idea when I was looked at the proposals what 5.2+ million square feet look like, so I decided to search for something that would give me an idea and you know what I found? This development is larger than the square feet of the Mall of America in Bloomington, Minnesota. I can't imagine we need this for our town, for this area. If you read the Redtail Ridge proposal they refer to the approval of ConocoPhillips and compare themselves to this however, they fail to tell the public when ConocoPhillips was approved in 2012 this area was not as congested as it is today. The approval was before the huge population increase after 2014, before the new housing developments in Louisville and Superior. Arista Development in Broomfield had only just begun and downtown Superior was still a wonderful open field with cows on it. Giving my best guess, since not all the information was provided on how many senior housing and residential housing units there was going to be, there will be over 12,000 people added to this area. I believe the is an extremely conservative number, as I used single family homes with 3 people and a 700 square foot with a single senior. As you know, Louisville's population is only 22,000 people. It doesn't matter the build out with take 20 years, we have no room for this now, let alone in 20 years.

How's the infrastructure going to handle all this? Do we have enough water (this should be a huge concern of Colorado)? How's this going to effect Monarch PK-8 and Monarch High School.

I am all for a campus for Medtronic, but just NO on the current plan.

Thanks for reading,

Beverly Allenson
592 Spruce Circle

Rob Zuccaro

Subject: FW: Redtail Ridge proposal

From: Pia Gerstle [<mailto:pia.gerstle@gmail.com>]

Sent: Tuesday, June 9, 2020 7:57 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge proposal

Hello,

I am writing in opposition to the development at Redtail Ridge as proposed. It is way too large and dense. If the developer can't make it work financially at a smaller scale, it should not be built. The area is not suitable for a large development -the impact on infrastructure and community would just be too great. Not to mention, the environmental impacts would drive away almost all flora and fauna that have called that area home for decades. It is a wonderful pocket/buffer of all the encroaching large developments and US 36.

Please take these issues into consideration and require the developer to greatly decrease the size and density of the proposed development at Redtail Ridge.

Thank you,
Pia Gerstle

Rob Zuccaro

Subject: FW: Against Redtail Ridge Proposed Development

From: renee marquardt [<mailto:marquardt1@icloud.com>]

Sent: Tuesday, June 9, 2020 11:23 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Against Redtail Ridge Proposed Development

Dear Planning Commission,

I will be unable to participate in the [June 11](#) meeting due to work, but want to register my serious concern that the proposed Redtail Ridge development is far too large and will have permanent negative consequences on the livability and character of Louisville. I am opposed to the plan as it is currently proposed.

Sincerely,

Renee Marquardt

[838 W. Tamarisk St.](#)

[415-572-4235](#)

Rob Zuccaro

Subject: FW: Redtail Ridge development

From: JR Ketelsen [<mailto:jrketelsen@gmail.com>]

Sent: Wednesday, June 10, 2020 7:52 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge development

Planning Commissions;

Our names are JR Ketelsen & Rita Vali we live at 539 West Laurel Ct in Louisville. We have been Louisville residents for 20+ years.

I remember our initial excitement when Conoco Phillips announced plans to develop the Storage Tek site. It seemed like a great use for this prime Louisville property. Well, plans often change and Conoco-Phillips had to abandon their plans.

Fast forward to 2020 and Redtail Ridge. We are in favor of the development of this property. However, 5 million+ sq feet of development is way too much for this space. Buildings 5 stories high, 2000+ multi-family units, financing that will likely see Louisville citizens footing the bill while the developer minimizes their risk.

We are asking the Planning Commission to take the following actions:

1. Tell Brue Baukol Capital Partners that this plan is much too large. Tell them to return with a more reasonable plan; a plan that conforms to the agreed-upon Conoco-Phillips plan; which was 60% larger than the Storage Tek campus. Please vote no on this development plan and PUD on the agenda.
2. Please schedule the public hearing -- on the biggest Louisville land use and development decision in decades-- when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thank you for your time and consideration.

JR Ketelsen & Rita Vali



June 9, 2020

Louisville Planning Commission

749 Main St, Louisville, CO, 80027

Dear Louisville Planning Commission,

BMC is a seventy-one year old independent physician owned multispecialty medical group of 85 providers with clinics in Louisville, Boulder, Longmont, and Erie. Our business is community health, and the economic strength of our community is as important to its health as high quality healthcare.

As long stewards of our communities, BMC wishes to extend its endorsement and support for the Redtail Ridge Project. As you know, the interconnections of business, housing, infrastructure, and people are the foundation of relationships that build community. The Redtail Ridge Project represents the very best of each of these elements in their ability to build this foundation while increasing municipal revenue. Seldom do projects of this magnitude and opportunity present itself to any community.

For these reasons, the Boulder Medical Center Board of Directors and its shareholders strongly encourage your approval of this project to move forward. We look forward to hearing of your approval and participating in your future success.

Stay safe and healthy.

Sincerely,

Patrick Menzies
Chief Executive Officer
Boulder Medical Center
Boulder CO

Rob Zuccaro

Subject: FW: StorageTek land development proposal

-----Original Message-----

From: Brian Catlos [mailto:bcatlos@portal9.info]

Sent: Wednesday, June 10, 2020 9:23 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: StorageTek land development proposal

Hello

Our household strongly objects to a development project of this size, and with a commensurate impact on traffic and the local environment.

No such plan should be approved at this scale, absent an impact study being made available to the public and subject to debate.

=====

Dr. Brian A. Catlos

890 S. Palisade Ct.

Louisville CO

80027 USA

tel.: 303-926-4359

Rob Zuccaro

Subject: FW: Redtail Ridge Comprehensive Plan Admendment

From: John Cartwright [<mailto:john.c.cartwright@comcast.net>]
Sent: Wednesday, June 10, 2020 9:43 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge Comprehensive Plan Admendment

Hello,

I am a longtime Louisville resident and am writing to urge you to **not** approve the changes proposed in the Redtail Ridge Comprehensive Plan. After reviewing the plan, I am very concerned about the size of the proposed development and the negative impact that it will have on our City's character and the adverse financial consequences. Aside from the substantial increase in traffic and demand for City services, it seems that there is considerable risk of the commercial spaces failing to produce tax revenue for the City - one has to just look at all the vacancies across US36 at Interlocken and Flatirons.

I would welcome some productive use of this space but strongly feel that it needs to be of a much smaller footprint, without violating the height restrictions, and include more open space. We need to ensure that any development be a benefit to the City and its residents and not just the developers.

Thank you for your consideration and work on behalf of the City of Louisville.

John Cartwright
120 W Pine St
Louisville, CO. 80027

Rob Zuccaro

Subject: FW: Storage Tek a Redevelopment

-----Original Message-----

From: Scott [mailto:louisvillecycle@aol.com]
Sent: Wednesday, June 10, 2020 10:09 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek a Redevelopment

To the Louisville Planning Commission,

I am a 50 year resident of Louisville and small business owner in town for the past 40 years. I am writing concerning the development of the old STC campus.

It is high (actually past) time the city defines itself and then has the courage to implement developments that coincide with its residents wishes.

We are not Boulder, we are not Broomfield. We are Louisville. The Louisville envisioned by many on the commission, the chamber, and the City government is diametrically opposed to the Louisville I believe the majority of it's residents have in mind and hold dear to our hearts.

Please consider history, quality of life, and a peaceful, quiet, harmonious community when making these decisions.

None of us wants to awaken someday in the future to a Louisville we no longer recognize or want to live in and raise our families. I fear we are nearing that point.

Thank you, Scott Adlfinger.

Scott Adlfinger
303-570-9152
louisvillecycle@aol.com